App F IX 4

Previous References
ML 157-44(97,98)
ML 55-45(23,24)

Later References
ML 108-48 (24,25)

1948-49 (ML)

File No 111-47
Serial Nos 1,2

GENERAL AND REVENUE SECRETARIAT

Serial Nos Two

Part B for Jan 1948

SUBJECT

Disposal of Sites and Six model houses in the Wilson Garden Extension, Bangalore

To The Chairman, C I T B, Bangalore City
" " Auditor, P W Dept
" " Chief Engr for Rds & Bldgs
" " " " Irrigation
" " ~~Mr~~ M.L Cmr. Bangalore City.
" " Govt Architect

G O No 12506-11/D 15-1-48
Gives directions for ——

General and Revenue Secretariat

Sec'y / Rel File No 2034 of 194

Serial No

From the Chairman C' & T Bd Bangalore
No 699/46 dt 9 Aug 1946
Submits orders on the disposal of site, & certain model houses available at the Wilson Garden Extension

Ref this stated with C' Bd that 8 to 9 sites are available in the Wilson Garden Extension besides two model houses already constructed, & this seen from the Fin' dt 10-7-1946 that the 9 sites available to the area be reserved for allotment among non-gazetted staff servants & members of communities specially affected by shortage of housing accommodation in Bangalore city the chairman now stated that the aforesaid Board, Bangalore, have resolved that the available sites be sold in public auction. As this is in contravention with the original intention of the Govt to dispose of them to non-gazetted officials & poor people, the Chairman solicits special orders of Govt on their disposal.

Ref for orders

20/9/46

NOTE—Contn Sheet

File No 2034/L of 194

General and Revenue Secretariat

Serial No

✓ It would have been better if an indication had been given of the number of applications received from Poor Persons for the grant of sites on the Wilson Garden area in pursuance of the G.O. dated 10.7.44. It was also possible to have stated as to how many sites of moderate dimensions could be formed out of the undemarcated strip of land of about 10,000 sq yds. The Trust Board have also resolved to give free sites, free of cost, to the Sangha. That question was under consideration of Govt. still. Why there should be a departure from the declared intentions of Govt. in this behalf has also to be ascertained. I'll put up a draft letter to the Chairman of the Trust Board on the above points.

sgd.
23/9/46

3/ Draft submd
dtd
11/10

4/ Issue
sgd
10/10/

Forwarded the
Draft to Secretary
dtd
11/10/46

WD 03814—GPB—15 000—30-7 46

2034

To The Chairman C I T Board, Mile
L 5506 dated 15-10-46
Calls for further information

From the Chairman C I T Bd
Bangalore

Sub

Do No 1259 & 5-11-46.
Furnishes information as the points
refd to above

5/ Subt. Mr Chairman reports that as on
(9th ~~of~~ May 1946, there were 177 applications
for sites, against 96 sites available & that
7 sites having been disposed of since, there
are only 89 sites still available as already
reported. He adds that on the undemar-
cated stock of woods 18 or 20 eighteen sites
of 50'x80' can be formed

6/ Apart from the above the total no of
applications on 24 h 1946. the date of the resolution
to throw the above sites by public auction
is said to have been as many as 5,000
hence the Board resolved to sell them by auction

7/ As regards the applications after Nagpore
Builders

2034 V 3446

Builders, the Chairman stated that the elections had been proposed for this Session after meeting held on 1st inst, but could not be taken up for want of time

8) Subj for perusal forms with reference paragraphs 2-4 above

JHH 7/11/46 – 9) The Chairman has promised reasons as to why the C/S Improvement Trust Board, have decided upon the sale of the available lots in the written further extension by Hon members this proposal is further - reference to Session

received 16/11/46

10) C W Briggs xxx 9/11/46

11) Subj in person The Secretary instructed that a comprehensive note may be put up

JHH 23/11/46

12) Subj written note

JHH 7/12/46

34/14/4363

MINUTE OF THE MINISTER FOR EDUCATION AND PUBLIC HEALTH

File No of 194

BEN & REV SECRETARIAT
4363
4 DEC 1946
L & C. BRANCH

[illegible] MINISTER
FOR EDUCATION & P H
Date 4 12 46
No 20

13) Have any papers regarding the disposal of sites in the Wilson Garden extension been received in the Secretariat, if so please put up for orders

4/12/46

Rev Secy

4/12

4/12/46

(a) Sabd with the main file with a note

JH
7/12/46

Note

Subject - disposal of sites in Bangalore Cantonment extension

15) In Feb 1943, the Chief Engineer of Mysore brought to the notice of Government, the following orders issued by the then Dewan to the Executive Engineer, Buildings Division, Bangalore —

"Out of 474 sites formed in this extension, 93 sites have been sold till now The remaining sites may be sold for an upset price to the poorer classes of people, allotment made according to the communities being reported to Government

16) The Executive Engineer further reported that only 181 sites situated in about seven blocks were available for disposal hereupon the Chief Engineer reported that against 177 sites actually available, there were applications from 177 people getting a pay ranging from Rs 25 to Rs 100 He added that, as the cost of laying out the extension works up to 0-15-0 per square yard, the upset price may be fixed at Rs 1-4-0 per square yard

17) On a consideration of these proposals, Govt passed orders in No P W 156-60 Dated 20-7-1944 appointing a committee consisting of the following members to scrutinise the list of applications and to ensure an equitable distribution of the sites among the several classes of officials -

1 The Chief Engineer for Roads and Buildings (Chairman)
2 The Chief Secretary to Government
3 The Law Secretary to Govt & Legal Remembrancer
4 The Assistant Engineer, Buildings Division, Bangalore (Secretary)

18) Later Government ordered in G O dated 12-10-1944 that Mr Y Ramaswami, Engineer officer of the Mysore Bangalore City Improvement Trust Board be co-opted as a member and Secretary of the above committee ~~of the above committee~~ in place of the Assistant Engineer,

Buildings Division, Bangalore

After the formation of the City Improvement Trust Board the question of the disposal of the sites in the Wilson Garden extension was transferred from the Public Works Department to the Trust Board The Chairman now reports in his letter dated 6th Septr 1946 that at the time of the transfer, there were only 93 sites available in the extension, besides undemarcated land. Of four out of the above sites, six model houses have been built How they have been disposed of has not been stated He adds that out of the undemarcated land an extent of 25,000 square yards was sold to M R Rajagopala Naidu and 27,778 square yards to the Bangalore Transport Coy He therefore concludes that only 89 sites are now available, in addition to an extent of 10,000 square yards of the undemarcated land The Chairman states that the Trust Board have resolved to dispose of the sites by public auction and the chairman solicits specific orders of Government in the matter

2) It cannot be made out from the papers available as to what became of 94 sites, being the difference between the sites stated to have been available in 1944 viz 177 and those which were available at the time of the transfer of the work to the Trust Board viz 93 The P W Secty has also no information on this point

3) On further enquiry the Chairman states that the proposal to sell the sites in public auction in the face of the Govt order of 1944 to give them at an upset price to poor officials and others is necessitated by the large number of applications for sites now received from officials viz 5,000 against a very small number of sites available He adds that 18 sites of 50' X 80' can be formed out of the strip of land measuring 10,000 square yards

4) The proposal of the Chairman to dispose of the sites by Public Auction is for orders

information on the points dealt with
above will have to be called for
by the Surveyor
observing the Committee Constituted
by the Surveyor's order dated 10 7 1944
has not functioned at all if it had
done so earlier, there is reason to believe
that, by this time, many poor owners
would have received sites & small houses
There are stated after expenditure
of the years that the no of applicants
received is large while the no of sites
available is very small or insignificant
as compared with the no of applicants
received
Grant of appeals granted to the
proposal of the Trust Board to dispose them
of in another, would be a deviation from
the general intention of the Scheme
as for consideration if they may be accepted
No doubt the position is difficult for
Trust Board as it would not be easy to
make a selection of deserving
undeserving being levelled against it
But if the applications have been received
and date of receipt noted against them,
it should be possible to consider

34/4 V 4363

the applications received within a particular period say six months prior to date fixed for considering the question of disposal of such applications by suitable selection if the sites are sold in the meantime it would be impossible for the Housing Minister class Wimal to complete the allotting these aspects of the case are submitted for kind consideration please

Perera 9/12/46

26/ Please call for information as at A+B immediately by a D O letter

Sent Amsterdam

Ans 16/12

27/ Put with draft

JdL 17/12/46

28/ Approved

17/12/46

Sent MP 8828 of 18/12/46

Sgd A JdL 18/12

From the Chairman, Cliff Depot Trust Ltd
Beaconsfield
Do 1747 of 20/12/46
Furnishes the information called for above

Subd The Chairman states that the construction of the six model houses is completed but for the installation of electric lights, laying of water taps & connection to underground drainage. He adds that after completion these houses are proposed to be sold in open auctions.

30) As regards the no of sites available, the Chairman states that there were only 96 sites available on May 1946 & not 177 as stated in this office letter of 18/12/46 that at the time of transfer of the work to the Trust Board from the P.W.D. there were 93 sites deducting four sites utilised for the construction of 6 model homes, only 89 sites are stated to be available now

31) Kind reference is invited to the correspondence ~~as directed~~ to have been ~~noted~~ on this office file (F.L.B) ~~Noted~~ stating that 171 sites

4363 V 4980

~~the~~ sites were available that the names
of an equal no of officials was selected for
the search of the sites. Later, it was decided
that only 96 sites be researched ~~but~~ ~~the~~
upto 3rd cross road marked A in the sketch
be ~~only~~ reserved for Govt officials (para 57 of the
notes of the above file) ~~other~~ a committee
was constituted to submit proposals for
their disposal. Hence there does not appear to be
any discrepancy
found in order

JDM
26/VI/60) The facts of the case have been
summarized in paras 15 to 25 supra
points for orders are as follows —

1) Disposal of the available sites in 89
in the Wilson garden extension by sale
in public auction, instead of allotting it
to the users as originally intended

2) Sale of the 24 model houses built in
the Wilson garden in open auction

3) In regard to the first point, it maybe said
that the idea of the Slum clearance
Trust-Board appears to be to make as
much money as possible by the sale of
sites in open auction. If that is done, the

4363

official class or the middle class 12
persons will not be benefited in the least
as they cannot compete in two open races
and the rich people would take advantage
of the attraction & make money out of it
in the end, it is for consideration if
the original intention of first to dispose
of these 89 sites to the Mrs — according to
applications received from them — may not be
adhered to & the sites offered to be sold
at a suitable upset price, subject to
covenants that they should build houses within a
reasonable period say two years & that
no 89 sites are proposed to be formed in the
adjacent Kawakawa Reserve & all the
applicants can be accommodated easily &
there will not be any dearth for sites then
34 The Six Model houses may be disposed of
by the auction after the lights & fittings are
installed —

see para 26 [illegible]
revised 28/12/[illegible]

35) The Six Model houses
built may be disposed of
at Public Auction as proposed

36) In regard to the sites available, it seems very necessary that our officials should be provided with all reasonable facilities to own houses & the problem of housing is becoming acute & every organised Govt is doing its best to solve it as far as possible and help its Employees in this behalf

37) There is no good reason why the official intentions of Govt should be defeated from the sites may be given to officials at a reasonable upset price to be fixed, having regard to Cost of layout, etc (all inclusive) There is no prospect of any of these sites being purchased by officials with an eye to profiteering with dominate the field & a few moneyed people will capture all the sites. If necessary, Some sites may be given to poor non officials also on the same upset price subject to Condition of non alienation

Minister for Edn & H

Cabinet Secretariat
Date 16-1-47
No 4th Sitting

39/ I shall discuss the matter with the Dewan after he returns from Delhi.

22/1/47

22/1/47

40 37/ Resubmitted in view of the orders of the Hon'ble Minister at para 39 supra

16/2/47

Minister for Edn

41) 14/2/47

MINISTER
Education & P ...
Date 14/2
No 5353

42 I discussed the matter with the Dewan.

43/ The built house may be given to one of the poor officials of the Trust Board & the Municipality who are in need of housing accommodation, the allotment being made by lottery & reasonable rent being taken

P T O

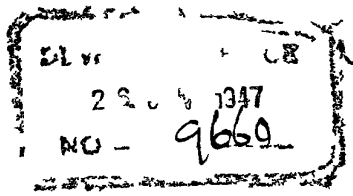
4980
ML

C 211

As regards vacant sites, tenders may be called by the Tr Bd for building houses on them

HH
26/6/47

Dewan)



4U) This matter will be discussed at a council meeting

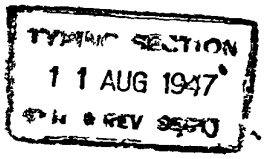
AHH
'47

4S HH
18/7/47

Ch Secy
w/c) 4U S
22/7/47

W) Draft circular letter is put up

Perusal
S/7/47



T's 4S) p1 type 8 copies attached S
7/8/47

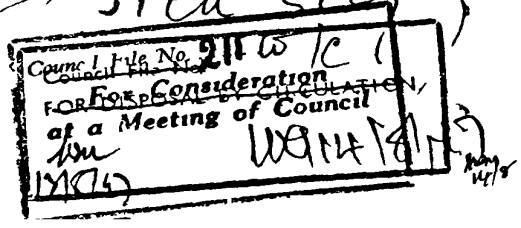
Submitted with typed copies

Revenue Secy for
11/

JH
11/8

SD Ch Secy)

SD S
13/8



Serial No

(5) The disposal of sites always presents a problem It would be well if the Trust Board lays down certain principles with regard to disposal of sites They may vary according to the kind of sites to be disposed of The sites may be classified somewhat as follows -

I House sites -

(a) Big (b) Medium size (c) Small

(a) The big ones will be used for the well to do may always be sold in auction

(b) The medium ones also may be sold in auction It may be noted that the allocation of sites on upset price creates problems & there is always room for the charge of favouritism

(c) The small sites intended for the poor may be sold at upset price at reasonable rate the allocation being left in the hands of a committee

II Shop sites

These should be always sold by auction

III Sites for industries -

These has better be allotted having regard to the nature of industries - at market price

IV Sites for charitable institutions -

There should be a thorough enquiry as to the charitable purpose & of a satisfactory the rates may be even nominal

V Site for local bodies or Govt Institutions -

The location of these should be of some

NO E—Contn Sheet

Serial No

5B) I have referred to some of the formalities that the T B may consider when drawing up a scheme for disposal of the very large no grants they are getting up for various purposes

5A) As regards the Mohanpur sites - in question the sites which are small may be allocated to the poor officials as originally intended But there must an assurance in two respects that the poor officials will be build houses on them within reasonable time and secondly, what is more important they will not alienate them for some period say 10 years hence - I have seen instances of transfer of (Flowy - Kennedy poor house block where practically all the sites have left the hands of the poor officials to whom they were granted & the more well to do have got them

5) As to the six model houses they may be allotted to poor officials by lottery, it being a job to select out of the large number of applicants, or sold by auction, which may show us an idea of the demand there

HCD 14/11/41)

Continuation Sheet | File No / Current No | of | Page

17 NOV 1947
3190

OFFICE O THE MINI TER
FOR FINANCE & INDUSTRI S
No 314
Date 10/11/47

5[illegible]) For favour of perusal before being placed before Council
Minister for Finance & Ind)

WD
8/11/47

5[illegible] HCD
14/11/47 [A note 1, the Minister
5[illegible] plans below]

5[illegible] For perusal
Dewan)

WD
14/11/47

6[illegible]) My recollection is that the entire policy regarding sale of sites, creation of different types of buildings and preference to officials of different grades in the allotment of sites was discussed in Council and certain conclusions arrived at The understanding was that when garden extensions will also be disposed of in accordance with those conclusions except for the six buildings which had been created

6) I feel that the present Ministry should consider the whole subject regarding these extensions proposed by the Trust Board The conclusions arrived at may therefore be circulated to the Hon'ble Ministers The note of the Minister may also be circulated The entire question will be considered at a meeting of the Council in the week commencing 24th November The Chairman of the Trust Board and the Hon Secretary may be asked to be in attendance when the subject comes up for consideration by the Council

XXX
CB
WD
18/11/47

Given to me by hon Secretary on my 11.47 evening for carrying in my Diary

ADH 14/11

Re Disposal of Sites and model Houses on the Woolsom garden extension — Bamfurlong

Continuation Sheet | File No C211 / Current No | of | Page

(2) ~~The~~ The note for discussion at Council is revised & retyped as previously directed

Phyl Legg 24/11/47

CB

Please get the required no of copies urgently for circulation

WG 24/11/47

Eleven typed copies are retyped & signed

Cour I F o211
For Consideration at a Meeting of Council

25/11/47

WD 06877—GPB—5 000—J 8 47

C 211 5607/ml

Extract from the Proceedings of the Sixth *Meeting of the Council of Ministers held at Bangalore on* 25th & 26th November, 1947

SUBJECT -

Scheme for Wilson Garden Extension.

OPINION OF THE COUNCIL

The six buildings now erected will be rented to employees of the Trust Board who will be chosen by lot The sites may be disposed of by lots at an upset price of R 5/- per square yard, to Mysoreans under conditions which will be detailed by the Department

(Sd) A RAMASWAMI MUDALIAR
Dewan of Mysore

For favour of a final Note

Min Fin × Ind) 29/11/47
H C S 29/11/47 Comm Mysore
Rev Secy)

1/12/47

OFFICE OF THE MINISTER FOR FINANCE & INDUSTRIES
No 774
Dt 5/12/47

EXTRACT

Chief Secretary to Government
29/11/47

D 7 Ns file up

A typed copy is submitted

774

Final Note in duplicate signed by the Ministers at places below

27 XII 47

Dewan

30/12/47

31 DEC 1947
3747

Final note by the Minister for Finance and Industries

Subject — Disposal of sites and six model houses in the Wilson Garden Extension, Bangalore

---

A residential extension called the 'Wilson Garden Extension' in the Bangalore - Hosur road to the east of the Lalbagh, Bangalore was laid out by the Public Works Department several years ago

In the year 1943, the Chief Engineer of Mysore (Public Works Department) brought to the notice of Government that after excluding certain sites sold in this extension till then, the number of sites still available was 171 and that there were an equal number of applications for grant of sites from officials getting a pay ranging from Rs 25 to Rs 100 per mensem

Thereupon, in July 1944, the Government constituted a Committee for scrutiny of the applications received and for ensuring an equitable distribution of sites among the several officials This Committee did not function at all

When the Bangalore City Improvement Trust Board was formed, the charge of the extension was transferred to it The Chairman of the Trust Board reported in September 1946 that at the time of the transfer of the extension to the Trust Board, there were only 93 sites available for disposal besides some undemarcated land, and that on four of the above sites, six model houses had been ordered to be built at an estimated cost of Rs 11,100/- It was further reported that out of the undemarcated extent of 10,000 square yards, 18 sites of 50' x 80' could be formed

In view of the limited number of sites and model houses available against a large number of applications received from the officials for them, the Chairman proposed in accordance with the resolutions of the Trust Board dated 24th April 1946 and 19th December 1946 the disposal of the sites as well as the six model

houses built by the Bo r' by public auction The above proposal, hoıever, contravened the original intention oi Goverm ent to grant the sites to poor officials for an upset price Ii they are put up ior auction, the poor will have no chance as the moreyed people are sure to outbid the poor

Before the subject vas brought up in Council, the file came to me and I minuted as follovs on the proposal -

"The disposal oi sites always presents a problem It vould be vell if the Trust Board lays dovn certain principles with regard to disposal oi sites They may vary according to the kind oi sites to be disposed of The sites may be classified somevhat as follovs -

I. House sites -

(a) Big (b) Medium and (c) Small

(a) The big ones intended ior the vell-to-do may always be sold in auction

(b) The medium ones also may also be sold in auction It may be noted that the allocation oisites on upset price creates problems and there is always the charge oi invidiousness

(c) The small sites intended ior the poor may be sold at upset price - at reasonable rates, the allocation being left in the hands oi a Committee

Paras 52-56 say Note

II Shop sites -

They should be always sold by auction

III Sites ior Industries -

These had better be allotted having regard to the nature oi industries at market price

IV Sites for Charitable Institutions -

There should be a thorough investigation as to the even charitable purpose and if satisiactory, the rates may be nominal

V Sites for Local Bodies or Government Buildings -

The location oi these should be planned I have referred to some oi the principles that the Trust Board may consider vhen drawing up a scheme ior disposal oi the very large number oi sites they are getting up for various purposes

As regards the Wilson Garden sites in question, the sites vhich are small may be allocated to the poor officials as originally intended But, there must be an assurance in two respects - that the poor officials will build houses on them within a reasonable time and secondly, vhat is more important, they will not alienate them ior some period, say ten years We have seen instances of Narasimharaja Colony knovn as Poor House Block vhere practically all the sites have left the hands of the poor

officials to whom they were granted and the more well-to-do have got them

As regards the six model houses, they may be allotted to poor officials by drawing lots, it being a job to select out of the large number of applicants, or sold by auction which may show us an idea of the demand there "

Paras 60 61 of Kolis

The question was, in accordance with the Devan's Minute*, discussed at the meetings of the Council of Ministers held on 25th and 26th November 1947 when the following opinion was recorded -

B

"The six buildings now erected will be rented to employees of the Trust Board who will be chosen by lot The sites may be disposed of by lots at an upset price of Rs. 5/- per square yard to Mysoreans under conditions which will be detailed by the Department "

I solicit the gracious approval of His Highness to the above resolution of the Council

K G Basappa

Camp - Bhadravati,
26th December 1947

Minister for Finance and Industries

Submitted to His Highness

I submit herewith a Final Note by the Minister for Finance and Industries re disposal of sites and six model houses in the Wilson Garden Extension, Bangalore, for the gracious approval of His Highness

A Ramaswamy Mudaliar

Bangalore,
31-12-1947

D E W A N

Record of Cases submitted for the Orders of His Highness the Maharaja

Subject

Proposal to dispose of sites and six model houses in the Wilson Garden Extension, Bangalore

695-

Order

RW
2/1/48

Chief Secretary

ARM
5/1

WP
7/1/48

C211 27

General and Revenue Secretariat — disposal of sites etc in the Wilson Garden Extension — 58091

WD 0911-GPB—1000—8 7 47

SUBJECT —

Proposal to dispose of sites and six model houses in the Wilson Garden extension Bangalore

Circulated to Council of Ministers for perusal of His Highness orders before/after issue of order

Udaiyarswamy
Chief Secretary to Government
7/1/48

Through the Secretary to Government
Revenue Department

~~Dewan~~ x
Chief Minister
Minister for Finance and Industries
Minister for Law and Labour
Minister for Public Works and Agriculture
Home Minister
Minister for Local Self Government
Minister for Public Health and Excise
Minister for Education
Minister for City Municipalities and Muzrai

NOTE —Contn sheet

Govt Secretariat
Rev Department
(with implements)
20.2.48

5607/mk 211

To,

The chairman, C I T Board, Bangalore
The Architect, P W D
The chief Engineer for R&B
The [illegible] for [illegible]
The [illegible] Committee, Bangalore
The [illegible] for Architect

L/1250 6-11 dt 15-1-48
directs that the the buildings be
rented out to the employees of the
Trust [illegible] that the rates be displayed
for at an effective future of Rs 5/- per sq.

This may now be sent to the C B
for circulation completing the
Ima 16/1 Fri 16-1-48

C B) Fri 16/1/48

submitted
This will be recommended now, if
approved yes
Ima Fri 16/1 16-1-48

B wa 6/11

Serial No

D No 4980/L

From the Chairman T Board, Bangalore
No 1713 dt 8-1-47
Requests sanction to dispose of the model houses in the Wilson garden Extension

The previous letter dt 20-12-46 of the chairman has been submitted to the Minister for Edn & P H on 15/1/47 Orders of the may not be awaited subject to

Secretariat 20/1/47 The records of the Bangalore Improvement Trust Board dated 19-12-46 to dispose of by public auction the six model houses built on the Wilson Garden Extension may be approved

The references submitted in continuation of the previous file on the subject of the disposal of the remaining number of vacant sites in the said extension

OFFICE OF THE MINISTER
LOCATION C.P.
23 1 '47

Minister for Edn & P H

21/1/47

22/1/47

NOTE—Contn Sheet

Revised Note for discussion at a Meeting of the Council

Subject -

Disposal of sites and the six model houses in the Wilson Garden Extension

---

1) A residential extension called the "Wilson Garden Extension" was formed several years ago by the Government in the Bangalore -Hosur road to the east of the Lalbagh It was laid out by the Public Works Department

2) In February 1943 the Chief Engineer of Mysore brought to the notice of Government the following orders issued by the then Dewan to the Executive Engineer Buildings Division Bangalore in respect of the above extension -

> " Out of 274 sites formed in this extension 93 sites have been sold till now The remaining sites may be sold for an upset price to the poorer classes of people, allotment made according to communities being reported to Government"

3) The Chief Engineer reported that although the number of sites that ought to remain over should have been 181 the number of sites actually available were only 171 and that there were an equal number of applications for grant of sites from officials getting a pay ranging from Rs 25 to Rs 100 per mensem He added that as the cost of laying out the extension worked up to Re 0-15-0 per sq yard, the upset price for the sale of sites might be fixed at Rs 1-4-0 per sq yard

4) Thereupon the Government sanctioned in July 1944, the formation of a Committee for the scrutiny of the applications received and for ensuring

Page N

an equitable distribution of sites among the several officials This Committee did not function at all.

3) When the Bangalore City Improvement Trust Board was formed, the charge of the extension was transferred to the said Board The Chairman of the Trust Board reported in September 1946 that at the time of the transfer of the extension to the Board, there were 93 sites besides some undemarcated land and that on four of the above sites six model houses had been ordered to be built at an estimated cost of Rs 11,100 including provision for electric fittings, sanitary and water supply arrangements It is since reported that out of the undemarcated extent of 10 000 sq yards 18 sites of 50' x 80' can be formed In view of the limited number of sites (and model houses) available against a large number of applications received from the officials for them the Chairman City Improvement Trust Board has proposed on the basis of the resolution of the Board dated 24th April 1946 that the sites may be disposed of by public auction On the 19th December 1946, the Board have also resolved that the model houses in question be also auctioned after obtaining the approval of Government thereto [The above proposal however, seems to contravene with the original intention of Government to grant the sites to poor officials for an upset price If they are put up for auction the poor will have no chance as the moneyed people are sure to purchase them at high prices.]

4) When the papers were submitted to the previous Minister for Education and Public Health, he minuted as follows on 26th June 1947 -

> " The built houses may be given to some of the poorer officials of the Trust Board and the Municipality who are in need of housing accommodation the allotment being fixed As regards vacant sites tenders may be called for by the Trust Board for building houses on them."

vide para 44 ye in file

7) The Dewan thereon ordered that the matter be discussed at a Council Meeting

8) In the meanwhile on 14th Aug 1947 a meeting was held in the Dewan's Chambers when the Chairman of the City Improvement Trust Board, Bangalore the Director of Industries and Commerce and Revenue Secretary to Government were present, and the entire question relating to the disposal of sites and other allied matters in respect of the sites to be formed by the Trust Board in several extensions of the Bangalore City was discussed The following main conclusions were arrived at -

vide Hyf B

Hyf B (in next file)

(1) The building sites were ~~ordered~~ to be divided into several classes of different dimensions ~~that may~~ to be available to people of all categories including the poor

(2) The building sites were ~~ordered~~ to be disposed of at an upset price and the shop sites by auction

(3) The disposal of the sites was required to be done by allotment committees to be constituted separately for each extension

(4) In respect of sale proposed to be fixed by the Trust Board for the different classes of sites the rates were ~~ordered~~ to be increased by another sum of annas eight per sq yd uniformly

(5) Type designs of different kinds suitable to the requirements of people of different communities should be got prepared and the grantees of sites asked to build their houses according to approved types and designs

(6) 2000 sites were ~~proposed~~ to be reserved for disposal to the officials drawing a pay of Rs 500 and below

(7) Conversion fine of Rs 2 000 per acre

to be levied in respect of industrial suburb and Rs 1000 per acre in respect of the areas to be built upon in Kankanpalya and other residential extensions

(8) A certain proportion of sites in each extension to be reserved for construction of houses by House Building Companies and House Building Co-operative Societies after obtaining quotations from them, such houses being disposed of by the Trust Board

(9) Notices to be issued in the Newspapers calling upon the Building Companies and Building Co-operative Societies to furnish their quotations for the construction of blocks of houses in residential extensions

10) The sites in the Wilson Garden extension were also ordered to be disposed of in the light of the above conclusions, except for the six model houses already constructed which were ~~ordered~~ desired to be disposed of by the then Minister ~~in the best manner possible~~

11) Before the subject was brought up in Council, the file was circulated to the present Minister for Finance and Industries and he has been pleased to minute as follows in respect of the disposal of sites in all the extensions in general ~~as follows~~ :-

Para 5 of the notes flagged

"The disposal of sites always presents a problem It would be well if the Trust Board lays down certain principles with regard to disposal of sites They may vary according to the kind of sites to be disposed of The sites may be classified somewhat as follows -

I House sites

(a) Big (b) Medium and (c) small

(a)

(a) The big ones intended for the well-to-do may always be sold in auction

(b) The medium ones also may be sold in auction. It may be noted that the allocation of sites on upset price creates problems and there is always the charge of invidiousness

(c) The small sites intended for the poor people may be sold at upset price - at reasonable rates, the allocation being left in the hands of a Committee

II Shop sites

They should be always sold by auction

III Sites for Industries

These had better be allotted having regard to the nature of industries at market price

IV Sites for Charitable Institutions

There should be a thorough investigation as to the charitable purpose and if satisfactory, the rates may be even nominal

V Sites for Local Bodies or Government Buildings

The location of these should be planned

I have referred to some of the principles that the Trust Board may consider when drawing up a scheme for disposal of the very large number of sites they are getting up for various purposes

As regards the Wilson Garden sites in question the sites which are small may be allocated to the poor officials as originally intended But there must be an assurance in two respects —— that the poor officials will build houses on them within reasonable time, and secondly, what is more important they will not alienate them for some

period, say ten years We have seen instances of Narasimaraja Colony - known as Poor House Block where practically all the sites have left the hands of the poor officials to whom they were granted and the more well-to-do have got them

As re - the six model houses, they may be allotted to poor officials by drawing lots ~~lottery~~ it being a job to ~~Select out criteria~~ of the large number of applicants or sold by auction which they may show us an idea of the demand there")

~~Asst~~

(2) hen the file was submitted for perusal of the Dewan he has minuted as follows - write para 6 of the notes

I feel that the present Ministry should consider the whole subject regarding these extensions proposed by the Trust Board The conclusions abstracts arrived at may therefore be circulated to the Hon'ble Ministers The note of the Minister may also be circulated The entire question will be considered at a meeting of the Council in the week commencing 24th November " ~~The Chairman of the Trust Board and the Revenue Secretary may be asked to be in attendance when the subject comes up for consideration by the Council"~~

~~The Circulation~~ Note is accordingly submitted for consideration in Council

24/11/47

Secretary to Government,
Revenue Department

BEN & FFY 20 JC 11 SEP 1946 BRANCH

Office of the City Improvement Trust Board,
"Rānga Vilas", Seshadri Road,
Bangalore, dated, the 6th September 1946

No 699/46

From

C N Narasinga Rau, Esq , B A , B L ,
Chairman,
City Improvement Trust Board,
Bangalore

To

J B Mallaradhya, Esq , M A ,
Secretary to Government,
Revenue Department,
Bangalore

Sir,

Subject - Disposal of sites and the Model Houses in the Wilson Garden Extension

- oOo -

I have the honour to state that the Wilson Garden Extension was in charge of the Public Works Department under the control of the Chief Engineer for Roads and Buildings After the Trust Board was formed, the charge of the Extension was transferred to the Board At that time, there were 93 sites available for disposal, besides, a strip of land not demarcated into sites between the 5th and the 7th Main Road along the Main drain On 4 sites, out of 93, 6 model houses have been built Out of the undemarcated strip of land, an extent of 25,000 square yards was sold to Mr M P Rajagopal Naidu, Madras, for the construction of Automobile Workshop and Staff Quarters as sanctioned in G O No L 12432-9/M1 157-44-98 dated 22-6-1945 and a further extent of 27,778 square yards to the Bangalore Transport Co , as per G O No L 1502-7/M1 , 85-45-24 dated the 30th August 1945

2 There are now 89 sites available for disposal in this Extension as also an extent of about 10,000 square yar

out of undemarcated strip of land

3 The Board at its meeting held on the 24th April 1946 resolved that "All the available sites in this area should be sold in public auction" (Vide resolution on Subject No 11)

4 In this connection, I may state that at the meeting of the Dewan held in his Chambers on the 8th July 1941, it was decided that the sites then available in this Extension might be sold for an upset price to poorer class of people the allotment being made according to communities In G O No P W 156-60/ dated 10-7-44, Government were pleased to appoint a Committee consisting of

1 The Chief Engineer for Roads & Buildings Chairman
2 The Chief Secretary to Government
3 The Law Secretary to Government
4 The Asst Engineer, Buildings Range Secretary

to scrutinise the applications received for sites in the Extension and to submit proposals for an equitable distribution among the several classes of officials

5 Subsequently, the Chief Engineer wrote to Government in his letter No 2460 dated 11-9-44 requesting orders as to whether the question of disposal of sites in the above Extension to the officials could be dealt with by the new Trust Board since formed The Government in their order No P W 2069-72 dated 12-10-1944 were pleased to direct that the question of disposal of sites in the Wilson Garden Extension to the officials be dealt with by the Committee already appointed, Mr Y Ramaswami,

Engineer Officer, City Improvement Trust Board, Bangalore, being co-opted as a member and Secretary of the Committee in place of the Assistant Engineer, Buildings Range, Bangalore

6 It is thus clear from the foregoing, that from the commencement the intention of Government is to give the available sites in the Wilson Garden Extension to the poorer classes of officials at a reasonable upset price The Board, however, have resolved that these sites should be sold in public auction, I solicit clear orders of Government as to the mode of disposal of the available sites in thas area The question of the disposal or utilization of the six model houses constructed on the four sites will be placed before the Board and a separate communication will be made in this behalf

I have the honour to be,
S i r,
Your most obedient servant,

C N Narasimhan
CHAIRMAN

gvm/-

ppendix F G —1]

SUBJECT

Section

File No

Serial No

Diary No of letter replied to

General and Revenue Secretariat

( )

the 194

Date of issue 18 10-46

Signed by

List of enclosures

Copied by

Examined by

No L 5006

To By Muddam at 3 US-PM

The Chairman c/- Dept Trust Bd, Bangalore.

Sir,

With reference to your letter no 699/41 Q 6-9 1946 re the disposal of sites & the model lines in the Wilson Garden Extension, I am directed to request you to furnish information on the following points —

1/ What is the total no of applications received from poor officials for the grant of sites in the Wilson Garden

WD 0674—GPB—5 000—20-11-46

area in [illegible] 10 7 1944?

2) How many sites of moderate dimensions can be formed out of the undemarcated strip of land of about 10,000 sq. yards?

3) What is the reason for the Trust Board having resolved to sell the sites in public auction in contravention of the declared intentions of Govt in this behalf

The matter may be treated as urgent

Avanické

[illegible] 18/xii

Rev. Secy to Govt

[illegible]

4). The request of the Mysore Boulder in connection with the allotment of some sites for a reasonable upset prices may also be considered in this connection a report made to Govt if some sites can be made available

10

6

L5006

18th October '4

Revenue Department

The Chairman,
City Improvement Trust Board,
Bangalore

Sir,

With reference to your letter No 699/46, dated the 6th September 1946, regarding the disposal of sites and the model houses in the Wilson Garden Extension, I am directed to request you to furnish information on the following points.

1 What is the total number of applications received from poor officials for the grant of sites in the Wilson Garden area in pursuance of Government Order dated the 10th July 1944,

2 How many sites of moderate dimensions can be formed out of the undemarcated strip of land of about 10,000 sq yards,

7

3 What is the reason for the Trust Board having resolved to sell the sites in public auction in contravention of the declared intentions of Government in this behalf,

4 The request of the Mysore Builders in connection with the allotment of some sites for a reasonable upset price may also be considered in this connection and a report made to Government if some sites could not be made available to them

The matter may be treated as urgent

I have the honour to be,
Sir,
Your most obedient servant,

Secretary to Government,
Revenue Department

MGK-2

Appendix F G -11

8

CITY IMPROVEMENT TRUST BOARD

REV. SECRETARIAT 3414 NOV 1946 L S G BRANCH

Bangalore dated 15 November 1946

D.O. No 1259/46

To

J B MALLARADHYA, Esq , I A ,
Secretary to Government of Mysore,
Revenue Department Bangalore

Sir,

Disposal of sites in the Wilson Garden Extension

With reference to your letter No 5006 dated the 18th October 1946, asking for information on certain points on the above subject, I have the honour to state that by reference to the connected papers on the subject, it is seen that as on 19th May 1944 (about the time the Government Order was passed) there were 177 applications for sites in this extension as against 96 sites then available Seven sites having since been disposed of otherwise, the number of sites now available is reduced to 89 as reported in this office letter No 699 dated 7th September 1946 and the number of applications for sites from officials in this and other extensions to be formed increased tremendously On the date the resolution was passed by the Board proposing the sale of the remaining sites by public auction i e on 24th April 1946, there were 5,000 such applications pending before the Board

2 Eighteen sites of 50' by 80' can be formed

7 9

out of the undemarcated strip of land of about 10,000 square yards leaving margin for roads and drains

3 With regard to your querry No 3, I invite reference to the proceedingsof the meeting of the Board dated 24th April 1946 (Subject No 11) wherein it is clearly stated that as there was a very great demand for sites in this extension and the number of sites available in this extension was extremely limited, it would be a very difficult matter to select people to whom sites might be given at upset price, without chances of invidiousness being made, and it was therefore resolved by the Board that the remaining sites in this extension be disposed of in open auction

4 As for the request of the Mysore Builders, ~~xxxxx~~ Ltd , in connection with the allotment of some sites for a reasonable upset price, it may be stated that this subject and others of a similar nature were on the agenda of the meeting of the Board for consideration at its meeting held on 1st November 1946, but by the time this subject came up for consideration it was late, and this along with other subjects has been deferred for consideration at the next meeting to be held The decision of the Board in this behalf will be communicated in due course

I have the honour to be,
Sir,
Your most obedient servant,

C N Narasimhan

YBR for CHAIRMAN

Appendix F G -1]

SUBJI CT

Diary No of letter replied to 3414

General and Revenue Secretariat

( )

the 194

Date of issue 18 12 46

Signed by Mr G R Rau

List of enclosures

Copied by

Examined by

Secretariat Section hel

File No

Serial No

No D 2 No 8828

To

Dear Sir,

With reference to your letter no 1259/46 & 5/12/46 regarding the disposal of sites in the Wilson Garden Extension I am directed to request you to kindly state how the ~~six hundred house sites mentioned in~~ ~~the~~ ~~four~~ ~~of the sites~~ available in the extension ~~have~~ will be disposed of.

Kindly refer to the model houses ~~Construction~~ have been completed and whether the same will be available for inspection

As far as it had been stated by the Chief Engineer in 1944 that 177 sites were available

in the extensions at the time; It
and is stated in your letter under reference
of that in May 1914 that there were only
the 96 sites available I am to request
of you to kindly state which of the figures
of is correct & which was happened
to the remaining sites

In The matter may be treated as immediate
ly & a reply sent by return of Post

I remain
Sirs
Yr obedt Servt
[illegible]
161

ML 111-47-1

12

IMMEDIATE

City Improvement Trust Board,
Bangalore, 20th December '46

Mr C NARASINGA RAO, B A , B L ,
Chairman

D O No 1747

Received on 5-45 PM

Dear Mr. Ramachendra Rao,

With reference to your D O letter No L 8828, dated the 18th instant enquiring whether the construction of six Model Houses in the Wilson Garden Extension have been completed and how they would be disposed of, I write to say that the construction of six Model houses have been completed but for the installation of Electric Lights, giving water taps and connecting under-ground drainage These items will also be completed early

As regards the disposal of houses the subject was considered by the Board at its meeting held on 19th December 1946, and it was resolved that the Model Houses be also sold in open auction

With regard to the observation referred to in Para 2 of your letter regarding the discrepancy in the number of sites available in the extension, I may say that obviously, there has been a mistake made in your office in stating that there were 177 sites available in the extension according to the Chief Engineer's letter of 1944 As already stated in my letter of 5th November 1946 there were 96 sites available in May 1944 as against 177 applicants

according to the Un-official Note No 514 dated the 19th May 1944 from the Chief Engineer in Mysore to the Secretary to Government, Public Works Department and not 177 sites as stated by you At the time the charge of the extension was transferred to the Board from the Public Works Department there were 93 sites available for disposal besides a strip of land not demarcated into sites as already stated in this office letters Nos 699 of 46 dated the 7th September 1946 and 1259 of 46, dated the 5th November 1946 wherein correct figures are furnished Out of this 4 sites have been utilised for building six Model Houses leaving a balance of 89 sites now available for disposal as already reported in the letters quoted above

Yours sincerely,

C N Narasimhan

Asst Secretary to Government of Mysore,
~~Revenue Department~~ L S C Branch,
Bangalore

R S App F VI-

SUBJECT

C. F. 46]

GOVERNMENT OF MYSORE

No 1913 OFFICE OF — Chairman
Encls City Improvement Trust Board
BANGALORE
Date 6th January 1947.

5607
17 JAN 1947
R & S BRANCH

14

To

J. Ballaradhya, Esq., B.A.,
Secretary to Government, Revenue Department,
Bangalore

Sir

SUBJECT - Disposal of model houses in the Wilson Garden Extension

---

Adverting to letter No L 5629 dated 8-12-44 from the Secretary to Government, Law Department (copy enclosed) conveying the orders of Government for the construction of 6 units of model houses in the Wilson Garden Extension, I have the honour to state that the construction of 6 units has been completed but for the installation of electric lights, giving water taps and connecting the underground sewage, as already reported in this office letter No 1747 dated the 20th December '46

Four applications have so far been received for the grant of these model houses at upset price These applications were considered by the Board at its meeting held on 19-12-46 and the following resolution was passed

"Resolved that the model houses in question be auctioned and the approval of Government to this resolution be sought "

I accordingly request that sanction of Government may kindly be obtained to the resolution of the

15

I have the honour to be,
S i r,
Your most obedient servant,

CHAIRMAN

9/1

Revenuex Department, 1
Bangalore

Letter No L 5629 dated 8-12-44 from the Secretary to Govt , Law Department, to the Engineer Officer, C I Trust Board, Bangalore

---

SUBJECT - Construction of model houses in the Wilson Garden Extension

---

With reference to the correspondence ending with your letter No 407 dated the 30th Novr 1944 on the above subject, I am directed to state that the model houses may be constructed in one of the sites at the rear The sites abutting this important road (Monkey tope road) might be reserved for the construction of a better type of buildings

The estimate for R 11,100/- for the construction of one block of 6 houses (including provision for electric connections, sanitary and water supply arrangements), is accordingly sanctioned, the expenditure being met out of the provision of R five lakhs made in the State Budget under "Bangalore City Improvement Trust Board" Necessary further action may be taken very early accordingly

The work may be taken up and finished soon Records accompany

" Copy "

C V Narayana Rao

CHAIRMAN,

C I Trust Board

C/W/-

R S App F VI-

SUBJECT

9 copies

Dhd.

Diary No of letter replied to 5607

General and Revenue Secretariat

( )

the *194*

Date of issue 15/1/48

Signed by K. G. Rao

Section ML

File No 111-47

Serial No 2

Proceedings of the Government of His Highness the Maharaja of Mysore

Read— ~~the~~ go No P W 156-60 & 10-7-44 constituting a committee for the scrutiny of the applications received from non-gazetted govt officials for the grant of sites in the Lal Bagh garden Extension, Bangalore City and for ensuring an equitable distribution of the same among the applicants

2) correspondence ending with letter No 1747 & 20-12-46 from the ~~chief~~ chairman, C.D.T

Order thereon—No

May this be—

(i) printed?

(ii) treated as a Standing Order?

( ) published in the Gazette English Part?

(v) translated?

(v) placed at the disposal of the Press?

(v) published in the Gazette Kannada Part?

Board, Bangalore, regarding
orders on the resolution of the
Trust Board passed at their
meeting held on 24/4/46 and
of 19/12/46 for the disposal of sites that have been
and the two model houses, built-
sites available in the Wilson
garden extension, and peak-
~~an abstract~~ of the limited number of
sites and model houses available
as against a large number of
~~offenders~~ applications received

L 12506-11/Rk

Order No 2 dt 15/1/48

The Wilson garden Extension was
laid out by the P W D and was
under the control of the ~~Executive~~ Chief Engineer, P W D
the committee constituted vide GO of 10-7-44
~~under the~~ for considering the applications
received from officials for the grant of
sites in this extension ~~is requested to have~~
~~not~~ did not function and
~~fully~~ examined at all ~~by~~ when the
Bangalore City Improvement Trust Board
was constituted in 1945, the charge of this

WD 04162—GPB—60 000—23 10 41

extension was transferred to the said Board

The chairman of the Trust-Board reported in September, 1946 that at the time of the transfer of the extension to the Trust-Board there were only 93 sites available for disposal, besides some undemarcated land, and that on four of the above sites, six model houses have been built at an estimated cost of Rs 11,100/- It is also reported that out of the undemarcated extent of 10,000 sq yards of land, 18 sites of 50' x 80' each could be formed

In view of the limited number of sites and model houses available for distribution against a large number of applications received from the public for them, the chairman proposed in accordance with the decision arrived at

by the Trust-board at their meetings held on 24-4-1946 and 19-12-46, the disposal of the sites as well as the six model houses built in the Wilson garden extension, by public auction

The govt have endorsed the above proposal of the Trust-board when govt observe that [the above proposal of the Trust-board emphasises the original intention with which govt directed the formation of these sites, viz to provide ~~to~~ people ~~to~~ to grant the sites to ~~for~~ ~~of~~ ~~made~~ limited means for an upset-price ~~sites~~ ~~for~~. If the sites and the built houses are put-up for auction, the poor will have no chance ~~as~~ and the moneyed people are sure to purchase them at high prices. They are, therefore, pleased to direct that —

1) that the six buildings now erected be rented out to employees of the Trust-board who will be chosen by lot, and

2) Mail available
that plots be disposed of by
lots at an upset price of
Rs 5/- per sqr yard to any means
under circumstances which may
be declared by the Trust-
Board

13/1/47

From Rev Secy

To,

The chairman, C I T Board, Bangalore ✓

The Architect, P W D ✓

The chief Engineer for R&B ✓

The chief Engineer for Irrn ✓

The HE Commr, Bangalore ✓

The Govt Architect ✓

Br
10/1/48

PROCEEDINGS OF THE GOVERNMENT OF MYSORE
THE LAND REVENUE DEPARTMENT

Read:-

G.O.No.R.D.156-60 dated 10th July 1944 constituting a Committee for the scrutiny of the applications received from non-Gazetted Government officials for the grant of sites in the Wilson Garden extension, Bangalore City and for ensuring an equitable distribution of the same among the applicants.

2. Correspondence ending with letter No 1747 dated 20th December 1946 from the Chairman, City Improvement Trust Board, Bangalore, requesting orders on the resolution of the Trust Board passed at their meeting held on 24th April 1946 and dated 19th December 1946 for the disposal of the sites available and the six model houses that have been built in the Wilson Garden Extension, Bangalore City

Order No L. 12506-11/ont 111-47-2

Dated, Bangalore, the 15 January 1948

The Wilson Garden Extension was laid out by the Public Works Department and was under the control of the Chief Engineer, Public Works Department The Committee constituted in Government Order dated 10th July 1944 for considering the applications received from officials for the grant of sites in this extension did not function and when the Bangalore City Improvement Trust Board was constituted in 1945, the charge of this extension was transferred to the said Board.

The Chairman of the Board reported in September, 1946 that at the time of the transfer of the extension to the Trust Board, there were only 93 sites available for disposal, besides some undemarcated land, and that four of the above sites, six model houses have been built at an estimated cost of Rs 11,100/- It is also reported that, out of the undemarcated extent of 10,000 sq yds of land, 18 sites of 50' x 80' each could be formed.

In view of the limited number of sites and model houses available for distribution against a large number of applicatio s

Land Cy

ceived for them, the Chairman proposed in accordance with the decision arrived at by the Trust Board at their meeting held on 24th April 1946 and 19th December 1946, the disposal of the sites as well as the six model houses built in the Ilson Garden Extension, by public auction.

Government observe that the above proposal of the Trust Board contravenes the original intention with which Government directed the formation of these sites, viz., to grant the sites to people of limited means for an upset price If the sites and the built houses are put up for auction, the poor will have no chance and the moneyed people are sure to purchase them at high prices They are therefore pleased to direct:-

(1) that the six buildings now erected be rented out to the employees of the Trust Board who will be chosen by lot, and
(2) that the available sites be disposed of by lots at an upset price of Rs 5/- per sq.yrd. to Mysoreans under conditions which may be detailed by the Trust Board.

for Secretary to Government,
Revenue Department

To

The Chairman, City Improvement Trust Board, Bangalore.
The Auditor, Public Works Department.
The Chief Engineer for Roads and Buildings in Mysore.
The Chief Engineer for Irrigation in Mysore.
The Municipal Commissioner, Bangalore City.
The Government Architect.

LC/9.